



STATE OF TENNESSEE
DEPARTMENT OF COMMERCE AND INSURANCE
TENNESSEE REAL ESTATE COMMISSION
500 JAMES ROBERTSON PARKWAY
1ST Floor
NASHVILLE, TENNESSEE 37243-1151
(615) 741-2273 or (800) 342-4031

COMMISSION POLICY STATEMENT
NUMBER: 2008-CPS-001
DATE: JANUARY 10, 2008

REINSTATEMENT OF AN EXPIRED LICENSE

The Tennessee Real Estate Commission adopts this policy for the renewal of a license more than sixty (60) days after expiration date of the license, as authorized by TENN. CODE ANN. § 62-13-319.

Requirements for Reinstatement:

1. Expired License due to Health Issues or Medical Problems

If a licensee fails to renew a license because of personal or family health issues, that licensee must provide a signed doctor's statement attesting to the nature and length of the illness. The licensee must also submit a statement explaining the lapse. This personal statement must be signed by the person seeking reinstatement. Renewal fees must be paid but late penalty fees will not be assessed.

Information submitted will become public record unless otherwise prohibited by law.

2. Expired License due to Failure to Comply with Prerequisite to Licensure: Continuing Education, Errors and Omissions Insurance, Renewal Fees

If a licensee fails to obtain sixteen (16) hours of continuing education within the renewal period, fails to maintain or provide proof of Errors and Omissions Insurance, or fails to pay a renewal fee before the expiration of the license, that licensee must sign a Consent Order agreeing to comply with the following requirements:

1. Provide proof of compliance with all prerequisites or conditions, including payment of the renewal fee;
2. Penalties:
 - a) For a license expired more than sixty (60) days, but less than one hundred twenty (120) days: Pay a penalty fee of fifty dollars (\$50.00)

per 30-day period, or portion thereof, from the time the license expires;

- b) For a license expired more than one hundred and twenty (120) days but less than one (1) year: Pay an additional penalty fee of one hundred fifty dollars (\$150.00) per 30-day period, or portion thereof, beginning on the one hundred twenty-first (121st) day; and,

3. Conditions:

- a) Attend one (1) regularly scheduled two-day meeting of the Tennessee Real Estate Commission within six (6) months of the date of the Consent Order. Licensees will receive eight (8) hours of continuing education credit for attending this meeting; OR,
- b) In lieu of attending a meeting, pay a civil penalty of one thousand five hundred dollars (\$1,500.00), to be paid within thirty (30) days of the date of the Consent Order.

If the licensee seeking reinstatement executes a Consent Order but fails to complete any one of the requirements, an additional civil penalty of two thousand five hundred dollars (\$2,500.00) will be assessed.

Penalties and fees accrue until all requirements are met. Penalty fees will begin accruing on the first day following the license expiration date and will be assessed every thirty (30) days at the above rate. A reinstated license will be issued upon satisfaction of all requirements.

3. License Expired More than One (1) Year

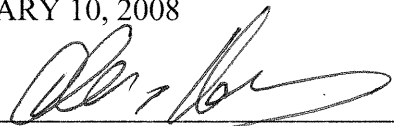
A licensee seeking reinstatement of a license expired more than one (1) year must either:

- 1. Reapply for licensure, meet current education requirements and pass all required examinations; or,
- 2. Reapply for licensure and personally appear before the Tennessee Real Estate Commission to request waiver of reexamination.

Appeals for reinstatement must be made in writing. Affiliate Brokers and Brokers requesting reinstatement must appear with their Principal Broker.

ADOPTED BY THE COMMISSION ON JANUARY 10, 2008




Charles Haynes, Chairman


Eve Maxwell, Executive Director